

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

1 of 4

Official eligibility determination (OAHP use only)

Date _____ Initials _____

- Determined Eligible- NR
- Determined Not Eligible- NR
- Determined Eligible- SR
- Determined Not Eligible- SR
- Need Data
- Contributes to eligible NR District
- Noncontributing to eligible NR District

I. Identification

1. Resource number: 5ME.14759
2. Temporary resource number: 121.HLC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 121 Hillcrest Ave.
8. Owner name and address: Vernelle L Mickelson
121 Hillcrest Dr Grand Junction, CO 81501-7442

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
SE 1/4 of NE 1/4 of SW 1/4 of NW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 3 7 4 mE 4 3 2 9 2 3 3 mN
11. USGS quad name: Grand Junction Quadrangle
Year: 1962 rev.1973 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 21 Block: 1
Addition: Hillcrest Manor Year of Addition: 1931
13. Boundary Description and Justification: Legal description of the site is: Lot 21 Blk 1
Hillcrest Manor & Inc 1/2 Vac Walkway As Desc In Commissioner's Record 11-21-95
Assessors Office Parcel ID # 2945-112-16-002
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): T-Shaped Plan
15. Dimensions in feet: Length 26' x Width 55'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Wood Horizontal Siding
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): Porch, Chimney

Resource Number: 5ME.14759
Temporary Resource Number: 121.HLC

Architectural Inventory Form
(page 2 of 4)

21. General architectural description: This is a generally rectangular wood frame house with a steeply pitched side gable roof. The house is divided into three sections and is symmetrical around the center section. The center section has the highest roof ridge which runs northeast to southwest. The principal façade faces northwest and has a front gable roof projecting forward at the center, creating a covered porch. The front gable is supported by sets of three slightly tapered wood posts at each corner, otherwise the area under the roof is open on three sides, allowing the main wall to run through. The posts sit on a plinth and low walls return to the main wall on each side. The pediment of the gable is infilled with horizontal siding and a circular window sits at the peak. The entry door is centered on the front gable and sits on the main side gable wall. A pair of double hungs is centered on the remaining wall to the left and the right. At each end, the wall steps back slightly and another pair of double hungs sits slightly off center to the inside. These sections have a slightly lower ridge line and share the rear roof plane with the main volume. A small brick chimney sits on the front side of the ridge. The roof has small overhangs and exposed rafters on the eaves. The rafters have a straight vertical cut on the ends. The gable ends have vertical siding and the double hung windows have a single vertical muntin in each sash.
22. Architectural style/building type: Minimal Traditional
23. Landscaping or special setting features: The house sits on a large irregular lot, near the front. Several large trees are located along the street, as is a hedge. The driveway runs long the northwest, otherwise the yard is predominantly lawn.
24. Associated buildings, features, or objects: none

IV. Architectural History

25. Date of Construction: Estimate: 1938 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: Rex Rankin (possibly means he had it built)
Source of information: Marjorie Rupp, daughter of previous owner
28. Original owner: Rex Rankin
Source of information: Marjorie Rupp, daughter of previous owner
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window replacement; dates unknown.
30. Original location Moved _____ Date of move(s): _____

Resource Number: 5ME.14759
Temporary Resource Number: 121.HLC

Architectural Inventory Form
(page 3 of 4)

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): _____
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood
35. Historical background: Rex Rankin was the original owner and builder according to Marjorie Rupp. Marjorie's father, Dr. G. A. Rupp, purchased the house in 1950 and she grew up in the house. The 1941 Polk Directory lists Gerald A. Rupp as the owner of the property. Rex Rankin's son, Jim Rankin, had the home at 122 Hillcrest built for himself. The house is part of Hillcrest Manor, laid out in 1931 by the Modern Building and Loan Association. Fred Mantey and his son-in-law, A. W. Kemper, were President and Secretary respectively.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories, Marjorie Rupp (1520 E Sherwood Drive, GJ).

VI. Significance

37. Local landmark designation: Yes No Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual)
- Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: 1938
41. Level of significance: National State Local

Resource Number: 5ME.14759
Temporary Resource Number: 121.HLC

Architectural Inventory Form
(page 4 of 4)

42. Statement of significance: This house is representative of the early suburban development that occurred adjacent to the original core of the city on previously agricultural lands. The houses in the area sit on a hill above the city. The street plan departs from the typical grid of the majority of the city. These houses are larger and reflect the development of wealthier suburbs with a variety of clear architectural styles.
43. Assessment of historic physical integrity related to significance: The house is intact in original form, provided that the windows are original. Otherwise replacement has a minor impact on the integrity.

VII. National Register Eligibility Assessment

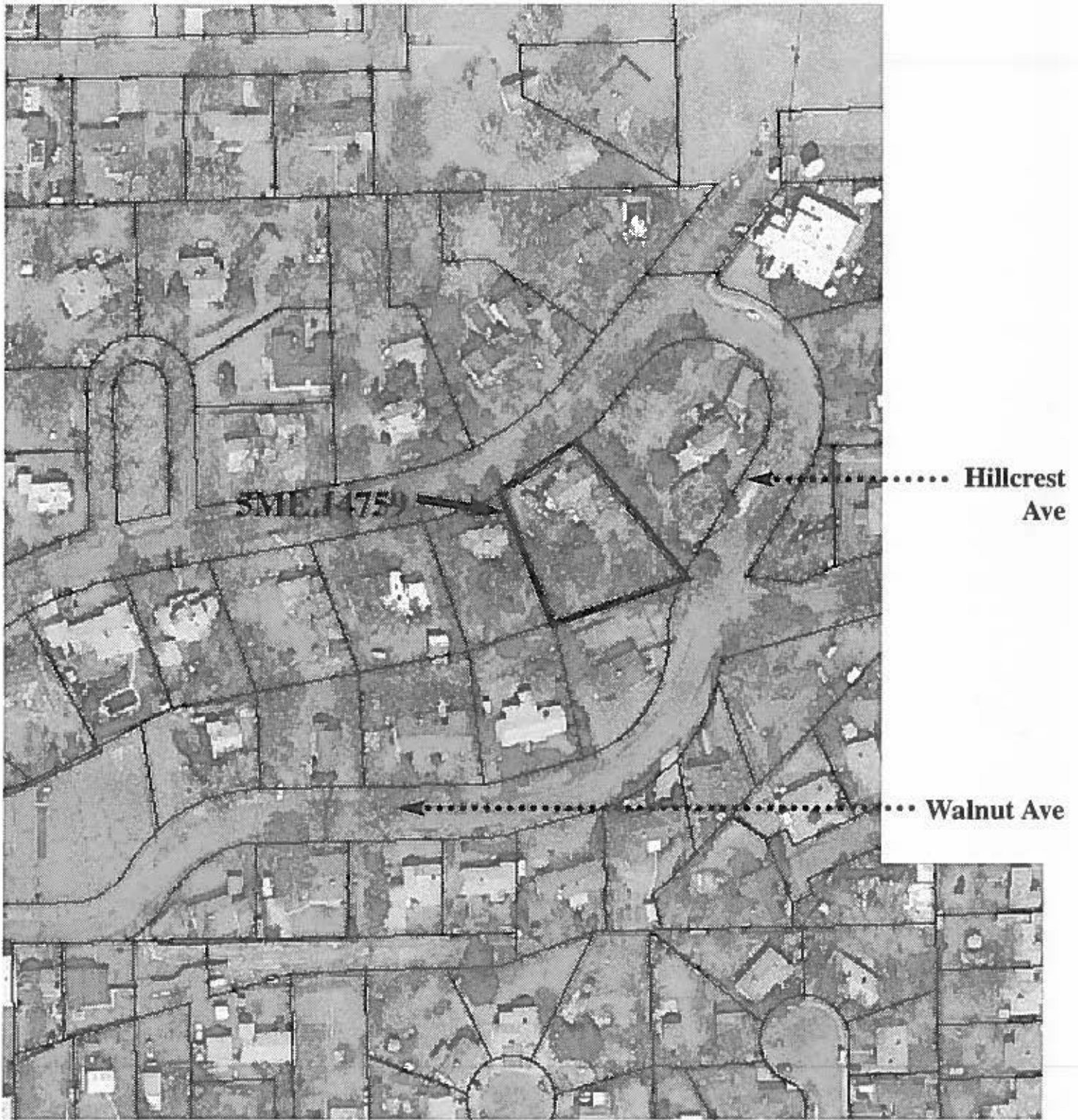
44. National Register eligibility field assessment:
Eligible _____ Not Eligible Need Data _____
45. Is there National Register district potential? Yes ___ No Discuss: _____
If there is National Register district potential, is this building: Contributing _____
Noncontributing _____
46. If the building is in existing National Register district, is it: Contributing _____
Noncontributing _____

VIII. Recording Information

47. Photograph numbers: Roll # 11 Frame # 11
Negatives filed at: City of Grand Junction Planning Dept.
48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005
50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron
51. Organization: Reid Architects, Inc.
52. Address: PO Box 1303 Aspen, Colorado 81612
53. Phone number(s): 970 920 9225

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



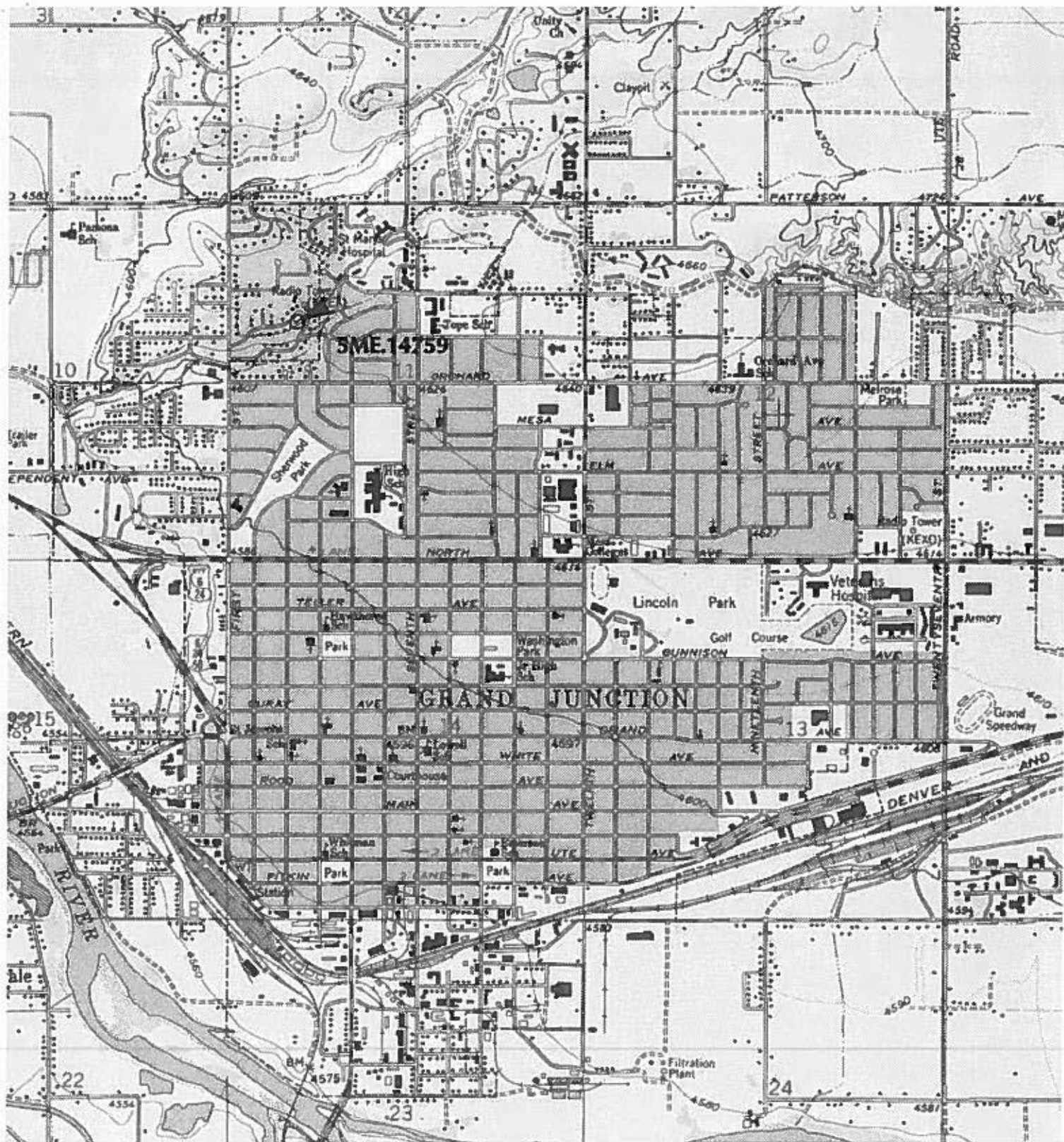
121 Hillcrest Ave.



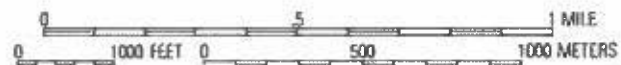
North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN MN
11 1/2"



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey
2004

5ME.14759

121 Hillcrest Ave.

Roll # 11 Frame # 11

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN- 1 5885 002930

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sharp

58009

